

George E. Leveille
Chairman

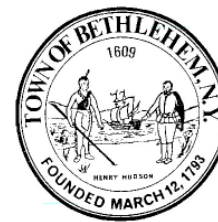
Frank S. Venezia
Vice-Chairman

Judith E. Kehoe
Treasurer

Sam Messina
Secretary

David A. Petraglia
Assistant Secretary

TOWN OF BETHLEHEM
Albany County - New York
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Thomas P. Connolly Esq.
Agency Counsel

MINUTES OF THE REGULAR MEETING

February 15, 2005

The annual meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on Tuesday, February 15, 2005 at the Bethlehem Town Hall, Delmar, New York.

Board Members Present

Board Members Absent

Others

George Leveille, Chairman
Frank Venezia
Judith Kehoe
David Petraglia
Joseph Richardson
Sam Messina

None

Tom Connolly, Esq.
Brian Hannafin
Sheila Krauss
Theresa Egan
Marie Capone

The meeting was called to order by Mr. Leveille at 8:00 AM.

The first item on the agenda was to approve the minutes of the public hearing for First Columbia 1200 NSR, LLC that was held on December 21, 2004. The motion was made by Ms. Kehoe, seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
Mr. Leveille Mr. Venezia Ms. Kehoe Mr. Messina Mr. Petraglia	None	None	None

A motion was made by Ms. Kehoe to approve the minutes of the Regular meeting held on December 21, 2004. This was seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
Mr. Leveille Mr. Venezia Ms. Kehoe Mr. Messina Mr. Petraglia	None	None	None

A motion was made by Ms. Kehoe to approve the minutes of the Regular meeting held on January 18, 2005. This was seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
Mr. Leveille Mr. Venezia Ms. Kehoe Mr. Messina Mr. Petraglia	None	None	None

An update on the First Columbia project was given by Mr. Hannafin. The closing will be held on Wednesday, February 16, 2005. They are making good progress on the building. The fee of \$56,000.00 has been invoiced to them.

There was discussion of a modification fee to be added to the fee schedule.

A review of the IDA goals is to be incorporated into the transition/exit strategy document that Mr. Hannafin will prepare for Mr. Leveille. This will address open and pending projects, short term and long term items. Mr. Leveille has been appointed the Director of Economic Development and Planning. He will oversee the building department, planning department, part of the engineering department and economic development. There will be a new town engineer and a new DPW commissioner.

Project Updates:

- YMCA – increase to seven million in bond financing. This change is due to increased building costs.
- Finke Equipment – will be staying in South Bethlehem
- Milltowne – letter sent asking for an update on their project. The grant has expired as of December 31, 2004.
- Daisytex – the recapture payment will be due in June 2005.
- Vista Tech Park – the ROD should be announced before the March BPAC public hearing. Mr. Richardson will represent and market VISTA at Semicon Europa in Munich, Semicon West in San Fransisco and the Symposium in Bolton Landing.

Old Business:

- The CDTC Linkage Study has been recommended for \$37,500.00 in funding.
- The LWRP grant is in the approval process

New Business:

Mr. Richardson will be leaving the IDA to accept a position as director of economic development for the Albany Colonie Regional Chamber of Commerce. Mr. Leveille thanked him for all the years of service to the Bethlehem IDA and looks forward to working with him in his new capacity. Having someone of Mr. Richardson's caliber in his new position will be an asset to all the communities in Albany County.

Mr. Hannafin will be joining the Center of Economic Growth as director of industry attraction. Mr. Leveille also thanked him for all he has done for the BIDA. We enjoyed working with him and he will be missed. The CEG will benefit by having a person like Mr. Hannafin working for them. Mr. Hannafin thanked the IDA for the wonderful opportunity he was given when asked to join the IDA. It was a great journey and he has grown a lot both professionally and personally. Mr. Hannafin looks forward to working with the Agency in his new job at CEG.

Resolution 6-2005 After a brief discussion, a motion was made to amend the amount of the YMCA Bond issue to seven million, seven hundred and fifty thousand dollars was made by Ms. Kehoe, seconded by Mr. Petraglia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
Mr. Leveille Ms. Kehoe Mr. Messina Mr. Petraglia	Mr. Venezia	None	None

Several candidates have been suggested for consideration for appointment to the board of the IDA. These will be reviewed shortly.

The next meeting date is Tuesday, March 15, 2005 at 8:00 AM.

There is a BPAC Public Hearing on March 3rd.

The Town Board is considering a 3 – 6 month extension on the residential development moratorium on new construction.

Beacon Harbor has started the SECR process. The EPA has not announced whether the site will be a dewatering site on a transfer station.

The Chamber of Commerce Business Climate Survey will be announced at the airport at 11:30 AM on February 17th.

A motion to adjourn was made by Ms. Kehoe, seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
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Mr. Leveille
Mr. Venezia
Ms. Kehoe
Mr. Messina
Mr. Petraglia

None

None

None

Respectfully submitted,

Sheila Krauss